

CHATTANOOGA HISTORIC ZONING COMMISSION MEETING

MINUTES

February 21, 2019

Present: Chairman Steve Lewin, Vice Chairman Melissa Mortimer, Lee Helena, Hannah Forman, Mat McDonald, Rachel Shannon and David Bryant

Absent: Roy Wroth

Staff Present: Historic Preservation Planner Sarah Robbins, City Staff Attorney Melinda Foster and Secretary Rosetta Greer

Applicants Present: Ken Morris

Roll Call: Secretary Rosetta Greer called the roll

Swearing In: Secretary Rosetta Greer swore in everyone who wanted to speak to the Commission.

Approval of Minutes of Prior Meeting: Chairman Steve Lewin made a motion to approve last month's minutes. David Bryant seconded. All in favor, the previous minutes were unanimously approved.

OLD BUSINESS: NONE

NEW BUSINESS:

Case 19-HZ-00010 – 4712 Glynden Drive – New construction

Project Description:

The applicant, Ken Morris, has applied for the following work:

- New construction of a single family structure
- New driveway, parking pad, and a retaining wall

Ms. Robbins presented the PowerPoint presentation. She said the project is in St. Elmo neighborhood and there is no structure. The property is a vacant lot. The elevation goes upward from the front of the lot.

Ken Morris, of 5613 Tennessee Avenue, addressed the Commission. Mr. Morris said he brought a house [*proposed plan*] for this site to the Commission last fall. He said there was a lot of feedback from the community and the Commission. He said he did not like the [*previously presented*] design, so [*he*] completely changed the [*previous design of the*] house from what it was to what it is now [*proposed design*]. He said the changes address the Commission and community's concerns. He said this [*proposed*

plan], for the most part, is a typical St. Elmo build for us *[him and his team]*. He said one of the big issues *[with this site]* was parking because it is a one way street with a dead end. He said he found a way to get the parking off to the side of the house. He referenced that that was the biggest part of the conversation at the last meeting *[in which the previous drawings were presented]*. He said it *[the parking area]* does require a short retaining wall on the right of the property that would be less than 4 feet tall. He said *[the retaining wall]* would be unnoticeable. He said the *[proposed]* elevation of the front of the house would not be so overbearing to the house. *That was another concern at the last meeting regarding the old designs.*

Community Comments: None.

Discussion:

Mr. Lewin asked if the windows will be 2 over 1 as drawn with simulated divided light. Mr. Morris said yes.

Mr. Helena said there was a conflict between the material list and the drawings in terms of the roofing material. He said the list says asphalt but on the drawings it looks like you *[Mr. Morris]* are using metal roofing too. Mr. Morris explained that the drawings show a standing seam *[metal roof]* on the two shed roofs.

Mr. Lewin asked if the shutters are optional. He said according to the *[St Elmo Design]* Guidelines the *[shutter]* sizes should be in proportion to the wood windows themselves. He said they *[the shutters]* are not to be taller than the windows and they *[the shutters]* should be operable and should not cover the trim. He said according to the *[proposed]* drawings, they *[the shutters]* look like they go up above and below the windows. Mr. Morris agreed that they *[the shutters]* do, they go to top and bottom of the trim. He said he is not married to them *[the shutters]* and he can take them off. Mr. Lewin then said the use of shutters is discouraged in the *[St Elmo Design]* Guidelines on page 66.

Mr. Lewin asked about the front door. He said the front door looked like a painted fiberglass door but he wanted to know about the design itself. Mr. Morris said it will be a quarter lite fiberglass door. Mr. Lewin asked if there would be any panels underneath or solid like that *[the application drawing]* underneath. Mr. Morris said the front door will be a solid panel with a window on top.

Ms. Mortimer said in terms of the shutters the *[St Elmo Design]* Guidelines are specifically for historic buildings and are not necessarily written for new construction. She said the new construction for the shutters is up to our *[the Commission]* discretion *[Ms. Shannon referenced and read the section in the St Elmo Design Guidelines about the shutters]*. Ms. Robbins said *[to the Commission]* to be cautionary as Ms. Mortimer referenced, the shutter section is not in the new construction section.

Mr. Bryant asked about the foundation height for the proposed structure and referenced that the Guidelines state that the foundation should not be no more than 2 feet tall. Mr. Morris said the foundation is *[proposed to be]* as small as it is going to get. He then noted that it is 4 feet, which is typical in St. Elmo. Mr. Lewin said if he were to estimate

the grading from the southwest corner to the northwest corner of the [proposed] house, it [*the foundation*] looks like it is about 7 feet [*in height*]. Mr. Morris said the foundation will be back filled 4 feet and then there will be 4 feet of foundation exposed. He said the exposed foundation cannot be any smaller or the slope between the house and the street would be too great. Ms. Mortimer said to interpret the foundation height, the way the [*St Elmo Design*] Guidelines are written, does not cover all the different topography of the neighborhood. *She mentioned that the site area for the proposed foundation height is more appropriate.* Mr. Morris said the minimum foundation requirement for fire code is 2 feet.

Mr. Helena asked the Board [*Commission*] if anyone had an issue with the roofing changing from one to the other instead of being all the same. He said there are two different types of roofing. Mr. Lewin said he does not have an issue. Ms. Mortimer said the [*St Elmo Design*] Guidelines for new construction do not really specify guidance for having multiple materials [*for the roof*] in new construction.

Mr. Lewin asked about the windows and openings for the proposed structure. Ms. Mortimer said her only concern was the detailing in the open eaves on front. Mr. Morris said he is not married to those details or shutters and can get rid of that element.

Mr. Helena asked about the top left on the front elevation drawing. He noted that that area appeared to be a big blank space. Mr. Morris said when the front gable switches to a shed roof the material will be board and batten. He also noted his opinion of this change in materials being typical with a roof pitch change in St. Elmo. Mr. Lewin said [*the application*] shows an asphalt roof under the gable but the drawing shows metal. Mr. Morris said it will be a metal roof. Mr. Lewin asked if the only condition would be to remove the shutters.

Ms. Mortimer asked about the hog wire porch railing and asked Ms. Robbins to clarify if that is an acceptable material on new construction projects, because it is not a referenced material in the St Elmo Design Guidelines. Ms. Robbins referenced the Staff Report and said "in the [*Saint Elmo Design Guidelines*] Section 5. Location and proportion of porches, entrances, windows and division bays it does talk about porch columns and railings should be simple in design and square [...] – (*in the primary buildings of the New Construction (New Buildings) section for the St Elmo Design Guidelines*). She said that section touches on the porches and porch materials a little. She said that guideline does not specifically say those materials are preferred. She said the new construction section does not dive into a lot of materials because new construction needs to be materials of the present day. *Ms. Robbins stressed that the footprint, the depth, and height of the porch ceiling as more important than the materials. This can be found on page 52 number 8.*

Matt McDonald made a motion to approve Case 19-HZ-00010: 4712 Glynden Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions.

Conditions: 1. Removal of shutters, shown on application renderings. 2. Foundation height not to exceed 4 feet 6 inches.

Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

Case #19-HZ-00011 – 5408 Glenn Falls has been deferred because of improper legal advertisement.

OTHER BUSINESS: None.


ANNOUNCEMENTS:

All COA's will be issued a week before the meeting. Any questions regarding this, contact Sarah Robbins or Rosetta Greer.

Next Meeting Date: March 21, 2019 (application deadline is February 22, 2019 at 4:00 p.m.)

ADJOURN

Chairman Steve Lewin made a motion to adjourn. Hannah Forman seconded. All in favor, the meeting was adjourned.



William Steve Lewin, Chair



Rosetta Greer, Secretary

3-21-2019
Date

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